066.0	0005	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,800 / 820,800
					USE VALUE:	820,800 / 820,800
					ASSESSED:	820,800 / 820,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODNOW JOHN W--ETAL
Owner 2:	MARK JUNE
Owner 3:	
Street 1:	8 RADCLIFFE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6098.000	395,300	3,400	422,100	820,800
Total Card	0.140	395,300	3,400	422,100	820,800
Total Parcel	0.140	395,300	3,400	422,100	820,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.05 /Parcel: 431.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42466

GIS Ref

GIS Ref

Insp Date 09/13/18

!5685!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,300	3400	6,098.	422,100	820,800		Year end	12/23/2021
2021	101	FV	383,800	3400	6,098.	422,100	809,300		Year End Roll	12/10/2020
2020	101	FV	383,800	3400	6,098.	422,100	809,300	809,300	Year End Roll	12/18/2019
2019	101	FV	287,100	3400	6,098.	391,900	682,400	682,400	Year End Roll	1/3/2019
2018	101	FV	287,100	3400	6,098.	391,900	682,400	682,400	Year End Roll	12/20/2017
2017	101	FV	287,100	3400	6,098.	343,700	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	287,100	3400	6,098.	313,500	604,000	604,000	Year End	1/4/2016
2015	101	FV	280,400	3400	6,098.	277,400	561,200	561,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:36:24

LAST REV

Date	Time
09/27/18	13:38:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOLE RONALD/ETA	23356-239		6/28/1993		242,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2011	101	Redo Bas	30,000					REDO FINISHED BMT/
10/19/2010	2149	Sun Room	8,900					REMODEL EXISTG SUN
5/29/2008	517	Redo Kit	30,000			G10	GR FY10	
12/28/2007	1157	Manual	3,500			G9	GR FY09	install wood firep
5/11/2007	329	Manual				G9	GR FY09	
7/19/2005	632	New Wind	1,500			G7	GR FY07	
6/5/2001	350	Wood Dec	2,000	C				12X25 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
1/29/2009	Meas/Inspect	189	PATRIOT
11/6/1999	Inspected	266	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6098		Sq. Ft.	Site		0	70.	0.99	12									422,058						422,100	

Total AC/HA:	0.13999	Total SF/SM:	6098	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,058	Spl Credit		Total:	422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28829789
Const Adj.:	0.99732524
Adj $ / SQ:	167.031
Other Features:	105250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443117
Depreciation:	47857
Depreciated Total:	395260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

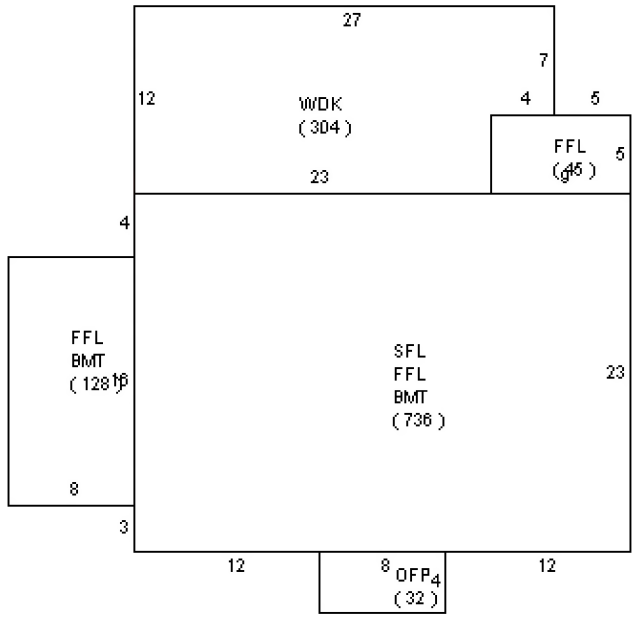
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.03
Special Features:	0	Val/Su Net:	138.95
Final Total:	395300	Val/Su SzAd	240.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	909	167.030	151,831
BMT	Basement	864	68.150	58,880
SFL	Second Floor	736	167.030	122,935
WDK	Deck	304	9.260	2,816
OFP	Open Porch	32	43.880	1,404

Net Sketched Area:	2,845	Total:	337,866
Size Ad	1645	Gross Area	2845	FinArea	1904
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1929	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400